



ESTATE AGENTS



Bordon, Hampshire

Offers Over £400,000

# Bordon, Hampshire

Upon entering, you'll find a spacious hallway with a staircase leading to the first floor, a storage cupboard, and various doors to different rooms.

To the front is a welcoming lounge area for relaxation. Large windows brighten the room.

At the rear is a modern Kitchen/Diner, connecting seamlessly to the rear garden. The kitchen features contemporary units, integrated appliances, and practical amenities.

Completing the ground floor is a downstairs cloakroom and storage.

Upstairs, three bedrooms include a main bedroom with an en-suite shower room. The family bathroom is conveniently located.

Outside you have access to the garage, small patio area and mainly laid to lawn.

Freehold  
Council Tax Band : C

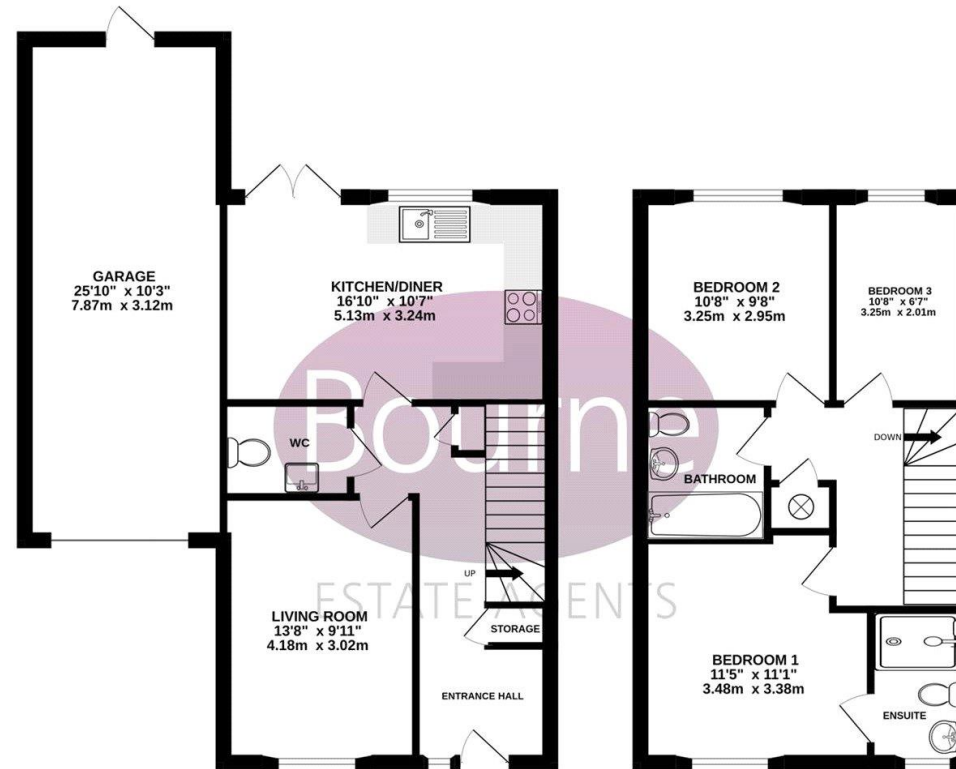
- Semi-detached
- Three Bedrooms
- Garage
- Driveway Parking
- Kitchen/Dining Room to Rear
- Living Room
- Family Bathroom & En-suite
- Still under NHBC



# Floorplan

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

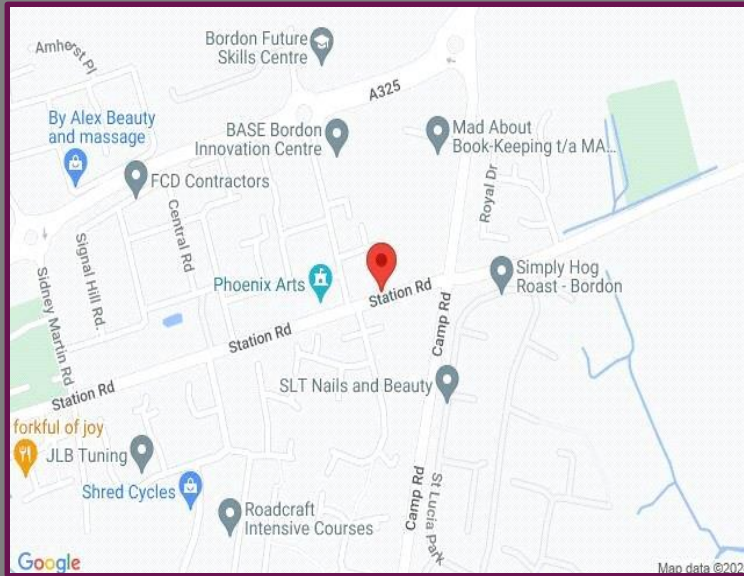
TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Location

This property can be found on Station Road, a sought after modern development within Bordon. The property offers convenient access to the A325 which serves both Farnham and the A3. The A3 provides a route to both London and the South Coast via Greatham. Within Bordon, there are a selection of shops and facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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